Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	504/94 Canning Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $430,000 & $460,000

Median sale price

Median price $410,000 Property Type Unit Suburb Carlton

Period - From 01/01/2025 to 31/12/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	332/158 Smith St COLLINGWOOD 3066	$430,000	06/01/2026
2	514/1 Bouverie St CARLTON 3053	$450,000	13/08/2025
3	201/33 Wreckyn St NORTH MELBOURNE 3051	$455,000	01/08/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 30/01/2026 13:10

504/94 Canning Street, Carlton Vic 3053



Property Type:
Agent Comments

Indicative Selling Price
$430,000 - $460,000
Median Unit Price
Year ending December 2025: $410,000

Comparable Properties



332/158 Smith St COLLINGWOOD 3066 (REI/VG)

1 | 1 | 1

Price: $430,000
Method: Private Sale
Date: 06/01/2026
Property Type: Apartment

Agent Comments



514/1 Bouverie St CARLTON 3053 (VG)

1 | - | -

Price: $450,000
Method: Sale
Date: 13/08/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



201/33 Wreckyn St NORTH MELBOURNE 3051 (REI/VG)

1 | 1 | 1

Price: $455,000
Method: Private Sale
Date: 01/08/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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